

EXHIBIT A
LEGAL DESCRIPTION

Upper Yard:

That portion of the Northeast quarter of Section 36, Township 25 North, Range 3 East, Willamette Meridian, in King County, Washington; of Section 31, Township 25 North, Range 4 East, Willamette Meridian, in King County, Washington; of William N. Bell's Seventh Addition to the City of Seattle, according to the plat thereof, recorded in Volume 2 of Plats, page 82, in King County, Washington; and the vacated alley therein, described as follows:

Beginning at the most Easterly corner of Block 4 in said addition;
Thence North 48 degrees 54'05" West along the Southwest margin of Western Avenue 720.68 feet to the Northwest line of that parcel conveyed to Union Oil by deed from Ignatz Steinhart, dated December 4, 1909;
Thence South 41 degrees 05'55" West along said Northwest line 193.88 feet to the Northeast margin of Elliott Avenue, as established by the City of Seattle Ordinance Number 12502;
Thence South 42 degrees 59'09" East along said Northeast margin 603.76 feet to the most Westerly corner of said Block 4;
Thence South 48 degrees 54'59" East along the Southwest line thereof 120 feet to the most Southerly corner of said Block 4;
Thence North 41 degrees 07'49" East along the Southeast line thereof 256.08 feet to the point of beginning.

Lower Yard:

That portion of the Northeast quarter of Section 36, Township 25 North, Range 3 East, Willamette Meridian, in King County, Washington; of Section 31, Township 25 North, Range 4 East, Willamette Meridian, in King County, Washington; of Blocks 168A and 168B, Supplemental Plat of Seattle Tidelands and of vacated Eagle Street, described as follows:

Beginning at the most Northerly corner of Block 5, William N. Bell's Seventh Addition to the City of Seattle, according to the plat thereof, recorded in Volume 2 of Plats, page 82, in King County, Washington;
Thence South 41 degrees 07'49" West along the Northwest line thereof, 27.58 feet to the most Easterly corner of Lot 4 in said Block 168B, Seattle Tidelands;
Thence South 41 degrees 10'09" West along the Southeast line of said Lot 4, a distance of 91.78 feet to the Southwest line of said Block 168B;
Thence North 48 degrees 49'51" West along said Southwest line and its extension 280.55 feet to its intersection with the Southeasterly extension of the Southwest line of said Block 168A, Seattle Tidelands;
Thence North 41 degrees 10'23" West along said extension and Southwest line 389.58 feet to the Southeast margin of Bay Street;
Thence North 41 degrees 10'09" East along said Southeast margin 135.36 feet to the Southwest

margin of Elliott Avenue as established by City of Seattle Ordinance Number 12502;
Thence South 43 degrees 00'51" East along said Southwest margin 670.08 feet to the point of
beginning.

Elliott Avenue:

The right-of-way west of the Upper Yard and east of the Lower Yard. A legal description will
be provided at a later date to be filed with this Restrictive Covenant.

Off-Site Area:

The right-of-way west of the Lower Yard and east of Lots 1 through 10, Block 168,
Supplemental Plat of Seattle Tidelands, in King County, Washington, as shown on the official
maps on file in the office of the Commissioner of Public Lands at Olympia, Washington.